

MORE STRINGENT RESTRICTIONS PLANNED BY ZONING COMMISSION

Expect to Submit Suggestions to Board of Estimate This Month--Extend Area of No Factories--Places for Garages--Factories in Business Districts

SINCE the close of the public hearings before the Zoning and Restricting Commission has been considering the various changes proposed by its members. The commission hopes to have its final report ready for submission to the Board of Estimate before the end of the present month. It is expected that the Board of Estimate will take up promptly the consideration of the plan and that it will be unfortunate if the commission may not be possible to get the board to act on the proposed before the end of June. Though Presidents have kept in touch with the plans affecting their own boroughs, and this is expected to greatly facilitate final action by the board. Mayor Fiorello La Guardia has been instrumental in the work of the commission and has approved in principle its general plans. Many feel that it would be a great mistake to let the final adoption of the plans go over until the fall. Much damage might be done to many blocks and streets as yet unsupervised.

The commission has considered carefully the demand for an extension of the Fifth avenue restricted zone south from Thirty-third to Twenty-third street and from Fourth avenue on the east side of the avenue on the west. While recognizing the great advantages of such an extension from certain viewpoints, the commission realizes too that there are serious difficulties in the way of a full compliance with this demand.

The blocks between Broadway and Sixth avenue from Twenty-fourth street to Twenty-eighth street are given over very heavily to factory uses. The mere proposition of the erection of additional factories in these blocks can have little practical value. It has seemed to the commission that it must accept this condition and in drawing its new zone lines omit these blocks from the restricted area. In this plan, however, the proposed extension of the restricted zone will go south on Fourth avenue to Twenty-third street, west on Twenty-third street to Broadway, north on Broadway to Twenty-ninth street, west on Twenty-ninth street to Sixth avenue, north on Sixth avenue to Thirty-first street, west on Thirty-first street to Seventh avenue, north on Seventh avenue to Thirty-fourth street.

REALTY BOARD'S BIG YEAR.

Many Measures for Betterment Urged by N.Y. State Books.

Lawrence McGuire, president of the Real Estate Board of New York, said yesterday that the hard work done by the board during the recent session will be productive of substantial results.

"The Rockwood-Bethelwood bill was signed by the Governor on Wednesday last," Mr. McGuire said. "Great credit is due in the conference committee of real estate and commercial organizations for getting this measure through the Legislature. This conference, however, was originally called together in November, 1914, by the Real Estate Board, not because the Mayors and the Governor were then in session. On Wednesday last killed the bill. The Marsh bill, removing the necessity for fire alarm signal systems and fire drills in sprinklered buildings, approved and urged by the board, has been signed by the Governor."

The commission has been giving considerable attention to the location of garages and stables. According to the tentative plans submitted in March, no garages and stables would be allowed in any business district. The commission is now convinced that public stables should be confined to the unrestricted districts. The problem of the garage is more difficult. They are scattered throughout the residential sections in great and increasing numbers. They are an undoubted nuisance in any residence section. They are, however, a public necessity and should be located not too distant from the residence districts that they serve. The commission is considering the adoption of a rule to require public garages to locate in the unrestricted districts, with the proviso that blocks fronting on business districts in which a garage now exists, the Superintendent of Buildings may after notice and hearing, permit additional garages to be erected.

The question of the extent to which factory use will be permitted in a business district has been the subject of some criticism. The respective rules exclude from the business district a list of specified industries and uses of a clearly objectionable character and also all other uses that are obnoxious or offensive by reason of the emission of noise, odor, dust or gas. The larger type of factory that would not be excluded under the above rules is excluded from the business districts by limiting the floor space that may be devoted to factories to 25 per cent of the total floor space of the building, but space equal to twice the ground floor area of the building may in any case be used.

A considerable amount of factory use incident to the retail trades must be allowed on the business streets. It is agreed that the per cent rule as applied to the Fifth avenue section would practically lead to the elimination of the inappropriate trades for two reasons: First, with a 25 per cent limitation three-fourths of the building must be occupied by retail trade, leaving only one-fourth for non-factory uses if one-fourth were rented for industrial purposes. Second, most retail trades require a certain percentage of space for factory use as an incident to the retail business. If a building is rented for 25 per cent of his building for factory purposes he would be unable to obtain tenants for the other 75 per cent for retail uses, as such tenants would not be permitted to use any space for the factory purposes incident to most retail trades.

After considering other sections of the city, particularly the outlying residential sections, the provision that space equal to twice the ground floor area may in any case be used for factory purposes has been criticized on the ground that it might turn the entire street into a slum district, into factory districts. This seems very improbable indeed, as most of the heavier and all of the more objectionable types of industry are entirely excluded from business districts.

This success is an object lesson which should not be lost upon the tax-

PUBLIC SHOULD BE LET IN ON CENTRAL PLAN

REALTY BOARD ADVISES CAUTION AND STUDY OF THE MERITS OF THE SCHEME.

Because of the agitation which has followed the plans for setting the West Side apart as a restricted zone, the Central Real Estate Board of New York has drawn up a resolution to the effect that the city officials give publicity to the proposed classification to better protect the residence sections of the East Side, where stores now exist on the first floor of most of the tenement houses. Under the tentative plans of the commission these East Side tenement sections are thrown into the category of restricted zones, with the result that the agitation has spread to the ground floor of the stores on the ground floor.

The commission has felt that instead of creating an additional classification it would be wiser to modify the proposed rules for a business district so as to exclude garages and stables and so as to reduce the universal allowance for factories from two doors to one door.

REALTY BOARD'S BIG YEAR.

BIG LOT AT JAMAICA.

The Jamaica Hillcrest Company has sold to the Domas Associates in the development fronting on Hillside avenue, Jamaica, all unoccupied lots located between Hillcrest avenue north to Garrison road and from Grand avenue east to Home lawn avenue. There are over two thousand lots, the parcels representing a value between \$400,000 and \$500,000, and the Domas Associates have taken over the office on Hillside and Grand avenues, where Charles H. Edwards will be their local representative. A large number of dwelling houses have been erected on this property during the past few years, and plans have been filed for four-story apartment houses.

It is the opinion of the Real Estate Board that the Hillcrest property is publicizing the city's view of the relative estimated value of the present franchise of the New York Central Railroad company on the West Side as compared with the estimated value of the franchise proposed in the report of the committee on franchises and terminals, that the city should likewise propose to the railroad company and that hearings on the subject should be continued until ample time has been given for the consideration of franchise values and tentative agreements.

NEW AUCTION SALE BIDDING.

SELLERS AT BIG SALE RESERVE Right to Make One Bid.

Reserving to itself the privilege of making publicly, if necessary and ad-

vised, one and only one bid on each of the thirty-five Manhattan and Bronx properties to be sold at auction by Joseph P. Day on Thursday, May 25, at Ninth street, between Franklin and Madison avenues. The Guarantee Company has initiated a new system of auction room bidding.

The advertised intention of the Guarantee Company to make only one bid on each property provided it becomes necessary to do so and then to let it go for whatever it will bring over that sum and to take the public into its confidence at the moment of making the bid is the next thing to an absolutely uninsured sale.

The bill introduced by the special legislative committee to investigate labor legislation, amending the labor law generally, redefines a factory, makes six types of uses requiring a number under which the factory law affording structural changes may apply, and a factory building as a structure in which at least one-tenth of the persons employed are engaged in works for a factory. It also excludes a building used exclusively for dwelling purposes above the first story. In other words, it will give needless rights to owners of factories.

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